

MINUTE ITEM

6. (SALES OF VACANT STATE SCHOOL LAND.)

Following presentation of Calendar Items 2 to 11, inclusive, Lieutenant Governor Powers commented on the large volume of business being done by the Commission on the sale of school lands, and was informed by the Executive Officer that this was the result of authority given a few years ago to employ two new appraisers, who are being kept busy on current sales.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE COMMISSION AUTHORIZED THE SALE OF SCHOOL LANDS IN ACCORDANCE WITH THE RECOMMENDATIONS MADE TO THE COMMISSION IN CALENDAR ITEMS ATTACHED HERETO AND TABULATED AS FOLLOWS:

<u>Calendar Item No.</u>	<u>S.W.O. No.</u>	<u>Purchaser</u>
2	6559	Louis C. Schafer
3	6562	Will Gill & Sons
4	6520	Oscar and Alex Stein
5	6469	Tracy I. Phelps
6	6455	Frances J. and Homer G. Cain; Halley Wolfe and Carrol R. Nisewanger
7	6448	Fergus H. and Romaine E. Heisig
8	6487	Harry Mednick
9	6334	Duane Mitchell
10	6427	Rex A. Bronnenberg
11	6443	Frederick R. Stowell

Attachments

Calendar Items 2, 3, 4, 5, 6,
7, 8, 9, 10 and 11 (10 pages)

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

2.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5297, SACRAMENTO LAND DISTRICT, LAKE COUNTY, LOUIS C. SCHAFER - S.W.O. 6559.)

An offer has been received from Louis C. Schafer of Sacramento, California, to purchase the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 31, T. 13 N., R. 6 W., M.D.M., containing 40 acres in Lake County. The applicant made an offer of \$240, or \$6 per acre, the minimum value established by a prior appraisal.

The Assessor of Lake County has assessed contiguous lands from \$1.50 to \$3 per acre.

An inspection and appraisal by a member of the Commission's staff on May 15, 1956 establishes the value of the subject land at \$6 per acre. Said appraisal also indicates that said land is not suitable for cultivation without artificial irrigation. A review of the aforesaid appraisal on January 24, 1957 indicates that no change in value has occurred.

The land was advertised for sale with a stipulation that no offer of less than \$240 would be accepted. No other application was received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF THE SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 31, T. 13 N., R. 6 W., M.D.M., CONTAINING 40 ACRES IN LAKE COUNTY, TO THE SINGLE APPLICANT, LOUIS C. SCHAFER, AT THE CASH PRICE OF \$240, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

3.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5298, SACRAMENTO LAND DISTRICT, STANISLAUS COUNTY, WILL GILL & SONS - S.W.O. 6562.)

An offer has been received from Will Gill & Sons of Madera, California, to purchase Lots 4, 12 and 13 of Section 2 and Lots 7 and 10 of Section 14, T. 9 S., R. 5 E., M.D.M., containing 189.97 acres in Stanislaus County. The applicants made an offer of \$2,849.55, or \$15 per acre, the minimum value established by a prior appraisal.

The Assessor of Stanislaus County has assessed contiguous land at an average of \$2 per acre.

An inspection and appraisal by a member of the Commission's staff on September 19 and 20, 1956 establishes the value of the subject land at \$15 per acre. Said appraisal also indicates that said land is not suitable for cultivation without artificial irrigation. A review of the aforesaid appraisal on January 24, 1957 indicates that no change in value has occurred.

The land was advertised for sale with a stipulation that no offer of less than \$2,849.55 would be accepted. No other application was received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF LOTS 4, 12 AND 13 OF SECTION 2 AND LOTS 7 AND 10 OF SECTION 14, T. 9 S., R. 5 E., M.D.M., CONTAINING 189.97 ACRES IN STANISLAUS COUNTY, TO THE SINGLE APPLICANTS, WILL GILL & SONS, AT THE CASH PRICE OF \$2,849.55, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

4.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11029, LOS ANGELES LAND DISTRICT, KERN COUNTY, OSCAR STEIN AND ALEX STEIN - S.W.O. 6520.)

An offer has been received from Oscar Stein and Alex Stein of Los Angeles, California, to purchase Section 26, T. 32 S., R. 40 E., M.D.M., containing 640 acres in Kern County. The applicants made an offer of \$3,200, or \$5 per acre.

The Assessor of Kern County has assessed lands in the vicinity at \$1.25 per acre.

An inspection and appraisal by a member of the Commission's staff on November 29, 1956 establishes the value of the subject land at \$15 per acre, or a total of \$9,600.

Before the land was advertised for sale the applicants were advised of the appraised value, whereupon the necessary amount to meet the appraised value of \$9,600 was posted.

The land was advertised for sale with a stipulation that no offer of less than \$9,600 would be accepted. No other application was received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF SECTION 26, T. 32 S., R. 40 E., M.D.M., CONTAINING 640 ACRES IN KERN COUNTY, TO THE SINGLE APPLICANTS, OSCAR STEIN AND ALEX STEIN, AT THE CASH PRICE OF \$9,600, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

5.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10995, LCS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, TRACY I. PHELPS - S.W.O. 6469.)

An offer has been received from Tracy I. Phelps, of Arcadia, California, to purchase the $E\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 36, T. 8 N., R. 1 W., S.B.M., containing 80 acres in San Bernardino County. The applicant made an offer of \$160, or \$2 per acre.

The Assessor of San Bernardino County has assessed contiguous lands from \$.92 to \$3.125 per acre.

An inspection and appraisal by a member of the Commission's staff on September 21, 1956 establishes the value of the subject land at \$15 per acre. Said appraisal also indicates that said land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant was advised of the appraised value whereupon he posted the necessary amount to meet the appraised value of \$1,200.

The land was advertised for sale with a stipulation that no offer of less than \$1,200 would be accepted. No other application was received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF THE $E\frac{1}{2}$ OF $SE\frac{1}{4}$ OF SECTION 36, T. 8 N., R. 1 W., S.B.M., CONTAINING 80 ACRES IN SAN BERNARDINO COUNTY, TO THE SINGLE APPLICANT, TRACY I. PHELPS, AT THE CASE PRICE OF \$1,200, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

6.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10985, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, FRANCES JONES CAIN, HOMER G. CAIN, HALLEY WOLFE AND CARROL R. NISEWANGER - S.W.O. 6455.)

An offer has been received from Frances Jones Cain and Homer G. Cain, of South Pasadena, Halley Wolfe, of La Canada, and Carrol R. Nisewanger of Arcadia, California, to purchase Section 16, T. 30 S., R. 42 E., M.D.M., containing 640 acres in San Bernardino County. The applicants made an offer of \$1,280, or \$2 per acre.

The Assessor of San Bernardino County has assessed contiguous land at \$1.25 per acre.

An inspection and appraisal by a member of the Commission's staff on November 30, 1956 establishes the value of the subject land at a total price of \$6,240. Said appraisal also indicates that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicants were advised of the appraised value whereupon they posted the necessary amount to meet the appraised value of \$6,240.

The land was advertised for sale with a stipulation that no offer of less than \$6,240 would be accepted. No other application was received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF SECTION 16, T. 30 S., R. 42 E., M.D.M., CONTAINING 640 ACRES IN SAN BERNARDINO COUNTY, TO THE APPLICANTS, FRANCES JONES CAIN, HOMER G. CAIN, HALLEY WOLFE AND CARROL R. NISEWANGER, AT A CASH PRICE OF \$6,240, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

7.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10978, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, FERGUS HATHORN HEISIG AND ROMAYNE EDITH HEISIG -- S.W.O. 6448.)

An offer has been received from Fergus Hathorn Heisig and Romaine Edith Heisig of Glendale, California, to purchase Section 36, T. 16 N., R. 15 E., S.B.M., containing 640 acres in San Bernardino County. The applicants made an offer of \$1,600, or \$2.50 per acre.

The Assessor of San Bernardino County has assessed contiguous land at an average of \$1.25 per acre.

An inspection and appraisal by a member of the Commission's staff on December 5, 1956 establishes the value of the subject land at \$10 per acre. Said appraisal also indicates that said land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale the applicants were advised of the appraised value, whereupon they posted the necessary amount to meet the appraised value of \$6,400.

The land was advertised for sale with a stipulation that no offer of less than \$6,400 would be accepted. No other application was received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF SECTION 36, T. 16 N., R. 15 E., S.B.M., CONTAINING 640 ACRES IN SAN BERNARDINO COUNTY, TO THE APPLICANTS, FERGUS HATHORN HEISIG AND ROMAYNE EDITH HEISIG, AT THE CASH PRICE OF \$6,400, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

8.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11008, LOS ANGELES LAND DISTRICT, KERN COUNTY, HARRY MEDNICK - S.W.O. 6487.)

An offer has been received from Harry Mednick of Los Angeles, California, to purchase Sections 14, 16, 22 and 24, T. 32 S., R. 40 E., M.D.M., containing 2,560 acres in Kern County. The applicant made an offer of \$12,800, or \$5 per acre.

The Assessor of Kern County has assessed contiguous land at an average of \$1.25 per acre.

An inspection and appraisal by a member of the Commission's staff on November 29, 1956 establishes the value of Section 14 at \$18 per acre, the value of Section 16 at \$14 per acre, the value of Section 22 at \$16 per acre, and the value of Section 24 at \$12 per acre, or a total combined value of \$38,400. Said appraisal also indicates that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant was advised of the appraised value, whereupon he posted the necessary amount to meet the appraised value of \$38,400.

The land was advertised for sale with a stipulation that no offer of less than \$38,400 would be accepted for the entire 2,560 acres, but indicating that bids would be received on the four sections separately. No other application was received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF SECTIONS 14, 16, 22 AND 24, T. 32 S., R. 40 E., M.D.M., CONTAINING 2,560 ACRES IN KERN COUNTY, TO THE SINGLE APPLICANT, HARRY MEDNICK, AT THE CASH PRICE OF \$38,400, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

9.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5238, SACRAMENTO LAND DISTRICT, MONTEREY COUNTY, DUANE MITCHELL - S.W.O. 6334.)

An offer has been received from Duane Mitchell of Paso Robles, California, to purchase the $S\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 12, T. 22 S., R. 13 E., $SW\frac{1}{4}$ and $NW\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 17 and $E\frac{1}{2}$ of $NW\frac{1}{4}$, $NE\frac{1}{4}$ of $SW\frac{1}{4}$, $NW\frac{1}{4}$ of $NE\frac{1}{4}$, $SE\frac{1}{4}$ and Lots 1, 2 and 3 of Section 18, T. 22 S., R. 14 E., M.D.M., containing 735.93 acres in Monterey County. The applicant made an offer of \$1,471.86, or \$2 per acre. Subsequent to filing of the application, the applicant cancelled as to all lands in Section 18, T. 22 S., R. 14 E.

The Assessor of Monterey County has assessed contiguous lands at an average of \$3.50 per acre.

An inspection and appraisal by a member of the Commission's staff on April 5, 1956 establishes the value of the $S\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 12, T. 22 S., R. 13 E., containing 80 acres, at an average of \$8.75 per acre, and the value of the $SW\frac{1}{4}$ and $NW\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 17, T. 22 S., R. 14 E., containing 200 acres, at an average of \$6.50 per acre, or a total combined value of \$2,000. Said appraisal also indicates that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale the applicant was advised of the appraised value, whereupon he posted the necessary amount to meet the appraised value of \$2,000.

The land was advertised for sale with a stipulation that no offer of less than \$2,000 would be accepted.

Pursuant to advertising, the application (5304, Sacramento Land District, S.W.O. 6603) of Hope S. Bagby of San Miguel, California, was received. The applicant submitted a bid of \$2,800, or \$10 per acre.

Pursuant to Section 2302(d) of the Rules and Regulations of the State Lands Commission, the first applicant was allowed 20 days from date of opening of bids (March 7, 1957) within which to submit the additional amount to meet the highest bid received. The first applicant, Duane Mitchell, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF THE $S\frac{1}{2}$ OF $SW\frac{1}{4}$ OF SECTION 12, T. 22 S., R. 13 E., AND $SW\frac{1}{4}$ AND $NW\frac{1}{4}$ OF $SE\frac{1}{4}$ OF SECTION 17, T. 22 S., R. 14 E., M.D.M., CONTAINING 280 ACRES IN MONTEREY COUNTY, TO THE FIRST APPLICANT, DUANE MITCHELL, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$2,800, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

10.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10963, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, REX A. BRONNENBERG - S.W.O. 6427.)

An offer has been received from Rex A. Bronnenberg of Burbank, California, to purchase Sections 16 and 36, T. 32 S., R. 43 E., M.D.M., and fractional Section 36, T. 12 N., R. 6 W., S.B.M., containing 1795.88 acres in San Bernardino County. The applicant made an offer of \$3,591.76, or \$2 per acre.

The Assessor of San Bernardino County has assessed contiguous land at an average of \$1.25 per acre.

An inspection and appraisal by a member of the Commission's staff on November 30, 1956 establishes the value of Section 16, T. 32 S., R. 43 E., M.D.M., containing 640 acres, at \$10 per acre, the value of Section 36, T. 32 S., R. 43 E., M.D.M., containing 640 acres, at \$8 per acre, and the value of fractional Section 36, T. 12 N., R. 6 W., S.B.M., containing 515.88 acres, at \$7 per acre, or a total combined value of \$15,131.16. Said appraisal also indicates that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale the applicant was advised of the appraised value, whereupon he posted the necessary amount to meet the appraised value of \$15,131.16.

The land was advertised for sale with a stipulation that no offer of less than \$15,131.16 would be accepted for the entire 1795.88 acres, but indicating that bids would be received on the three sections separately.

Pursuant to advertising, the application (11084, Los Angeles Land District, S.W.O. 6608) of Stanford C. Shaw, of Ontario, California, was received. The applicant submitted a bid of \$27,133.20, or \$15.1086 per acre for the entire 1795.88 acres.

Pursuant to Section 2302(d) of the Rules and Regulations of the State Lands Commission, the first applicant was allowed 20 days from date of opening of bids (March 13, 1957) within which to submit the additional amount to meet the highest bid received. The first applicant, Rex A. Bronnenberg, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF SECTIONS 16 AND 36, T. 32 S., R. 43 E., M.D.M., AND FRACTIONAL SECTION 36, T. 12 N., R. 6 W., S.B.M., CONTAINING 1795.88 ACRES IN SAN BERNARDINO COUNTY, TO THE FIRST APPLICANT, REX A. BRONNENBERG, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$27,133.20, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

11.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10974, LOS ANGELES LAND DISTRICT, KERN COUNTY, FREDERICK R. STOWELL - S.W.O. 6443.)

An offer has been received from Frederick R. Stowell, of Rancho Cordova, California, to purchase Sections 18 and 20, T. 32 S., R. 40 E., M.D.M., containing 1296.44 acres in Kern County. The applicant made an offer of \$6,482.20, or \$5 per acre.

The Assessor of Kern County has assessed contiguous land at \$1.25 per acre.

An inspection and appraisal by a member of the Commission's staff on November 28, 1956 establishes the value of the subject land at a total price of \$24,648.80, or \$20 per acre for Section 18, and \$18 per acre for Section 20. Said appraisal also indicates that said land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale the applicant was advised of the appraised value, whereupon he posted the necessary amount to meet the appraised value of \$24,648.80.

Prior to advertising, the application (11034, Los Angeles Land District, S.W.O. 6526) of Ira N. DeYong and John E. Koelker, of Inglewood, California, was received and filed. The applicants made an offer of \$3,282.20, or \$5 per acre for Section 18, T. 32 S., R. 40 E., M.D.M., containing 656.44 acres. Said application was cancelled at the request of the applicants.

The land was advertised for sale with a stipulation that no offer of less than \$24,648.80 would be accepted. No other application was received pursuant to the advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF SECTIONS 18 AND 20, T. 32 S., R. 40 E., M.D.M., CONTAINING 1296.44 ACRES IN KERN COUNTY, TO THE SINGLE APPLICANT, FREDERICK R. STOWELL, AT THE CASH PRICE OF \$24,648.80, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.